

STATE OF ALABAMA)

JEFFERSON COUNTY)

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on December 21, 2015, Rosalee, LLC, an Alabama limited liability company (“Mortgagor”), executed a mortgage to Golden Corral Corporation, a North Carolina corporation (“Mortgagee”), said mortgage being recorded at Instrument No. 20151229000442280, in the Probate Office of Shelby County, Alabama; and

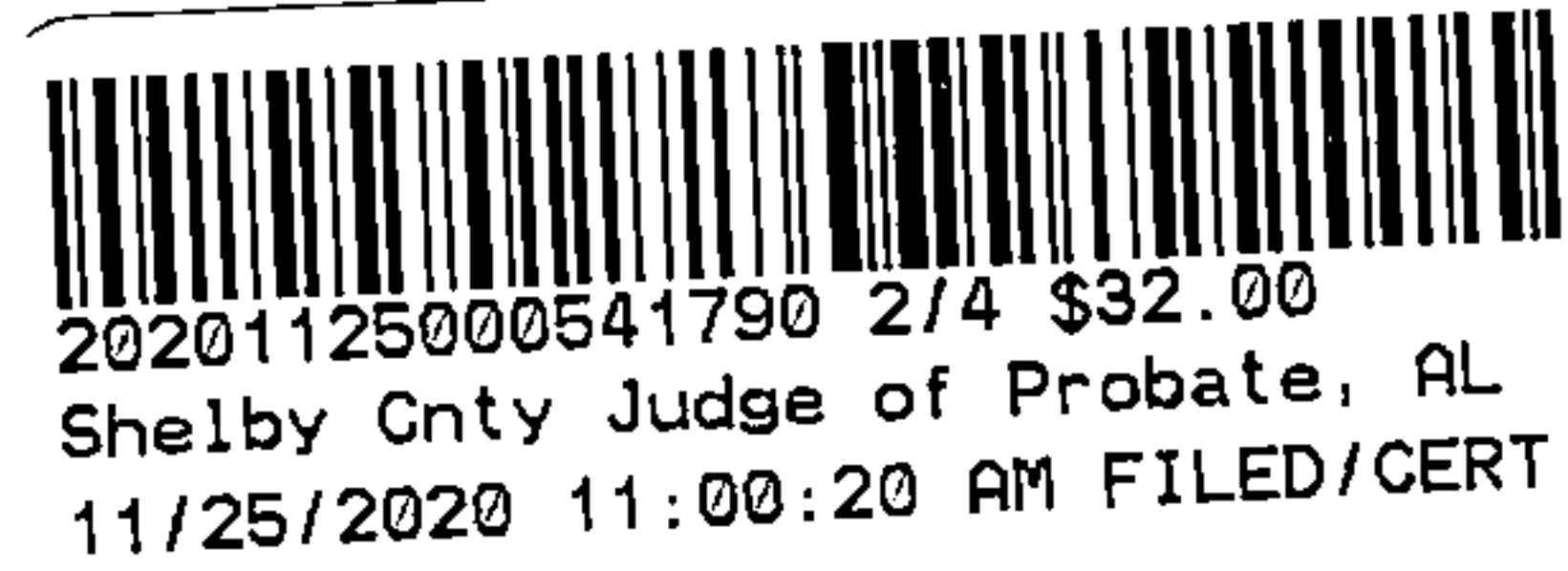
WHEREAS, as a result of Mortgagor’s default for failure to pay the indebtedness secured by said mortgage, the Mortgagee declared all of the indebtedness secured by the said mortgage, due and payable, and said mortgage subject to foreclosure as therein provided, and Mortgagee did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper of general interest and circulation published in Shelby County, Alabama in its issues of October 25, 2020, November 1, 2020 and November 8, 2020; and

WHEREAS, on November 17, 2020, the day on which the foreclosure sale was due to be held under the terms of said notice between the legal hours of sale, said foreclosure sale was duly and properly conducted, and the Mortgagee did offer for sale and sell at public outcry, in front of the Courthouse door of the Shelby County Courthouse in Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of the said Mortgagee in the amount of One Million Seven Hundred Fifty Four Thousand Eight Hundred and Four and 63/100 Dollars (\$1,754,804.63) which sum was offered to be credited on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Mortgagee; and

WHEREAS, the undersigned counsel for Mortgagee conducted said sale on behalf of the said Mortgagee; and

WHEREAS, said mortgage expressly authorized the person conducting said sale to execute to the purchaser at said sale a deed to the property so purchased;



NOW THEREFORE, in consideration of the premises and of a credit in the amount of One Million Seven Hundred Fifty Four Thousand Eight Hundred and Four and 63/100 Dollars (\$1,754,804.63) on the indebtedness secured by said mortgage, the Mortgagee by and through Robert H. Sprain as Auctioneer conducting said sale, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Mortgagee the following described property situated in Shelby County, Alabama, to-wit:

Lot 2, Golden Corral's Addition to Pelham, as recorded in Map Book 27, Page 149, in said Probate Office; together with rights in and to that certain Temporary Grading Easement as recorded in Instrument 2001/08587 and being more particularly described as follows:

TEMPORARY GRADING EASEMENT:

A parcel of land situated in part of the Southeast one-quarter of the Northeast one-quarter and part of the Northeast one-quarter of the Southeast one-quarter of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of Lot 1, Shelby Medical Center – Baptist Medical Center Resurvey, as recorded in Map Book 18, Page 72 in the Probate Office of Shelby County, Alabama, said point being on the Western most right of way line of Interstate 65 (right of way varies); thence run in a Southwesterly direction along the Southern most property line of said Lot 1 for a distance of 289.09 feet; thence turn a deflection angle Right 90°00'31" and run in a Northwesterly direction for a distance of 29.19 feet to the point of beginning; thence turn a deflection angle left 89°58'17" and run in a Westerly direction for a distance of 395.01 feet to a point on the Easternmost right of way of rededicated Cahaba Valley Parkway; thence turn a deflection angle right 88°45'19" and run in a Northerly direction along said Eastern most right of way line for a distance of 61.00 feet; thence turn a deflection angle right 91°14'41" and run in an Easterly direction for a distance of 273.21 feet; thence turn a deflection angle right 26°20'29" and run in a Southeasterly direction for a distance of 137.44 feet to the point of beginning.

Lying and being situated in Shelby County, Alabama.

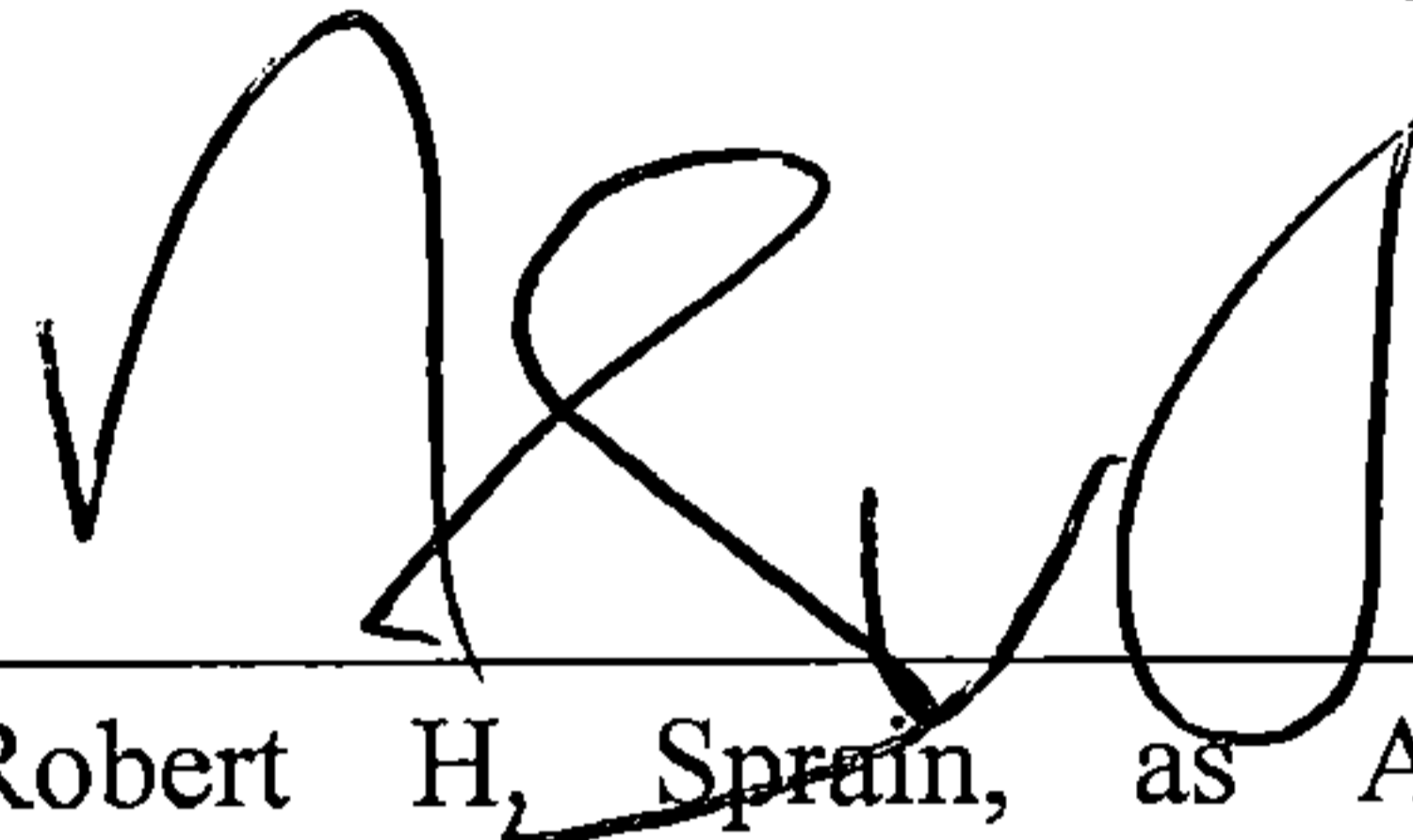
Address Reference: 101 Cahaba Valley Parkway, Pelham, Alabama

TO HAVE AND TO HOLD, the above described property unto the said Mortgagee, its successors and assigns forever; subject, however, to the statutory right of

20201125000541790 3/4 \$32.00
Shelby Cnty Judge of Probate, AL
11/25/2020 11:00:20 AM FILED/CERT

redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, Golden Corral Corporation as Mortgagee has caused this instrument to be executed by and through Robert H. Sprain as Auctioneer conducting said sale for Mortgagee, and Robert H. Sprain as attorney in fact and as Auctioneer conducting said sale has hereto set his hand and seal on this the 18th day of November, 2020.

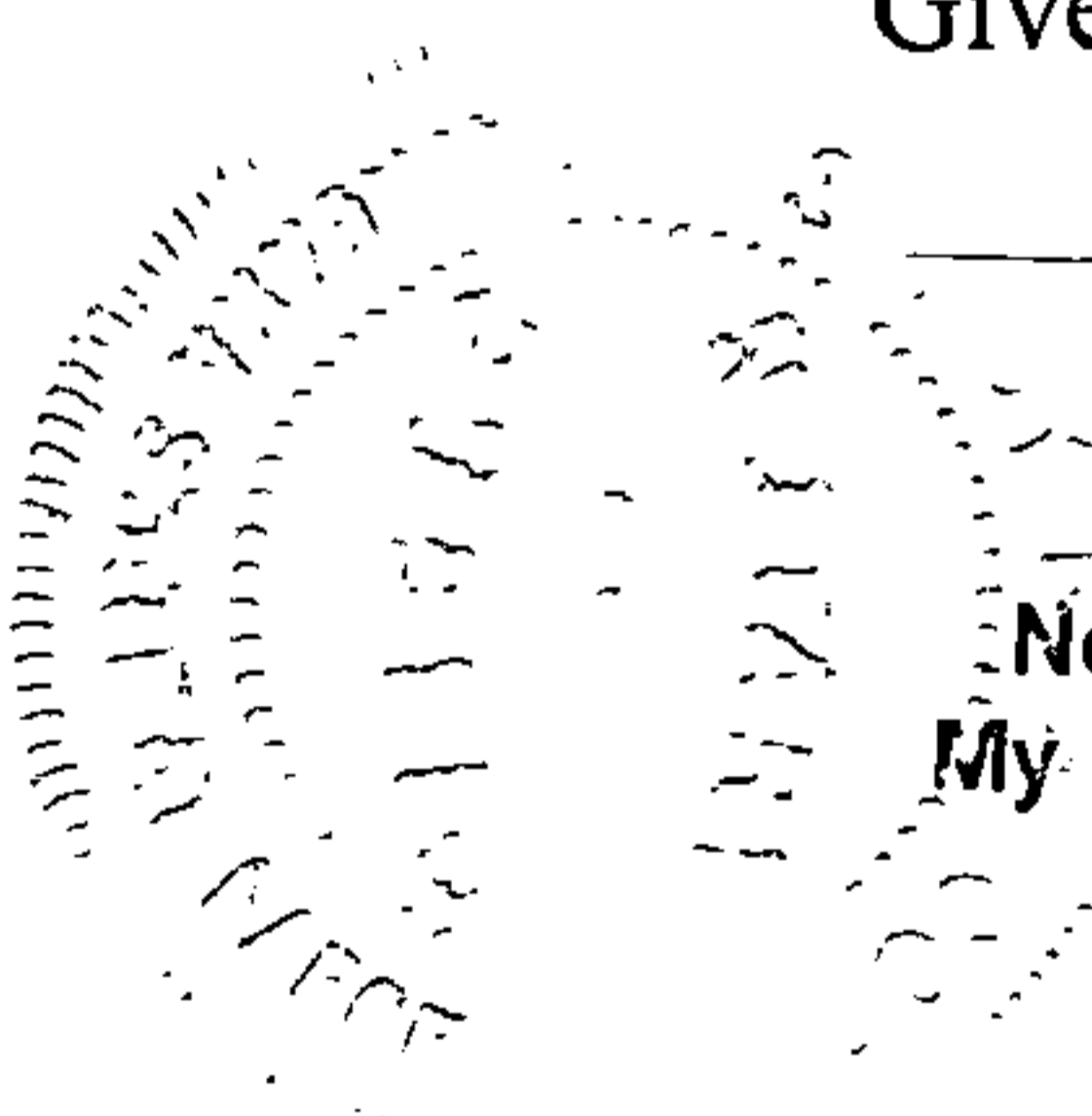


Robert H. Sprain, as Auctioneer and Attorney in Fact

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Robert H. Sprain whose name as Auctioneer and Attorney in fact for the said Mortgagee is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of this conveyance, he, in his capacity as such Auctioneer and Attorney in fact, with full authority, executed the same voluntarily for and as the act of said Mortgagee on the day the same bears date.

Given under my hand and official seal this the 18th day of November, 2020.



STACY R. AYCOCK
Notary Public, Alabama State at Large
My Commission Expires: March 27, 2023


NOTARY PUBLIC
My Commission Expires:

THIS INSTRUMENT PREPARED BY:
Robert H. Sprain
Friedman Dazzio Zulanas & Bowling P.C.
3800 Corporate Woods Drive
Birmingham, AL 35242
205-278-7000

SEND TAX NOTICES TO:
Golden Corral Corporation
5151 Glenwood Ave.
Raleigh, NC 27612

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name: Rosalee, LLC; Mailing Address: 101 Cahaba Valley Parkway, Bethel AL; Grantee's Name: Golden Corral Corp; Mailing Address: 5151 Glenwood Ave, Raleigh NC 77017; Property Address: 101 Cahaba Valley Parkway, Bethel AL; Date of Sale: Nov 17, 2020; Total Purchase Price: \$1,754,804.63; Assessor's Market Value: 20201125000541790 4/4 \$32.00; Shelby Cnty Judge of Probate, AL 11/25/2020 11:00:20 AM FILED/CERT

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)
[] Bill of Sale
[] Sales Contract
[] Closing Statement
[] Appraisal
[] Other: Foreclosure Sale

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.
Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.
Property address - the physical address of the property being conveyed, if available.
Date of Sale - the date on which interest to the property was conveyed.
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: 11/25/20; Unattested (verified by); Print: Robert A Sprain; Sign: [Signature]; (Grantor/Grantee/Owner/Agent) circle one; Form RT-1